



Unit 8 Howley Park Road East

Morley, LS27 0SW

BRAND NEW INDUSTRIAL WAREHOUSE TO LET

2,920 sq ft
(271.28 sq m)

- Strong industrial location
- Secure yard & parking
- 3 phase electricity
- Office facilities
- Electric ground level loading door
- Great motorway access



Unit 8 Howley Park Road East, Morley, LS27 0SW

Summary

Available Size	2,920 sq ft
Rent	Rent on application
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

The unit comprises of steel portal frame construction with part brick and part clad elevations. It sits under a pitched insulated roof incorporating roof lights.

The unit has the following specification:

- 5.6 eaves
- Electric ground level loading door
- LED lighting
- 3 phase power
- 1st floor ancillary offices
- Kitchenette and staff welfare facilities
- 9 parking spaces
- Self-secured yard and car parking area

Location

Howley Park lies adjacent to the M62 Motorway at Morley, Leeds. The estate is a well established and a successful business location providing over 700,000 sq ft of warehouse/industrial and office accommodation on a site of 120 acres. The estate is approx. 1.6 miles from J28 of the M62 and approx. 4 miles from J42 of the M1.

Accommodation

The accommodation comprises the following areas:

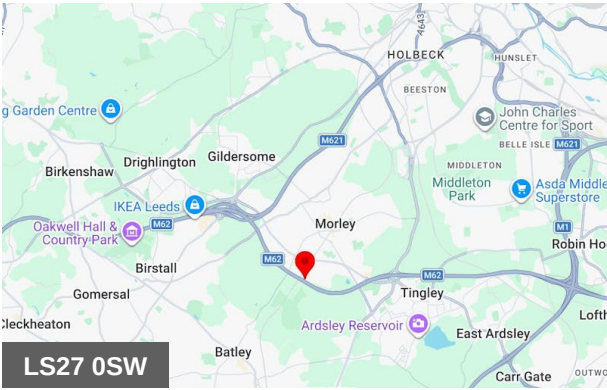
Name	sq ft	sq m	Availability
Unit - Warehouse & WCs	2,195	203.92	Available
1st - Offices	725	67.35	Available
Total	2,920	271.27	

Viewings

Strictly by appointment only, please contact the agent.

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.



Viewing & Further Information



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